

From: Marge Schmuckal
To: Ranjanjeet SFW Rahil
Date: 10/29/2009 3:57:07 PM
Subject: Re: 135 Vaughan Street

63-A-9

Ranju,

Please note that the Zoning Division of the City of Portland which is entrusted with the ability to determine legal uses of properties, considers the property located at 135 Vaughan Street to be a single family dwelling. All permits that have been issued through this office have conditions concerning the use of the property and restricting the use to a single family dwelling.

Please also note that the City of Portland's Assessor's office is entrusted with the ability (also under State laws) to assess properties for the uses that are present on the property, whether those uses are legal or not legal. Because a property with an illegal use may be assessed for such, the assessment does not in itself legalize an illegal use. The process to legalize any use is through the Inspection Services Department permit process with review and approval through its Zoning Division.

I hope this clarifies the current use of this property.

Marge Schmuckal
Zoning Administrator

>>> "Rahil, Ranjanjeet SFW" <rahilr@saxonmsi.com> 10/29/2009 3:08:49 PM >>>
Hi Marge,

Thanks for taking the time to speak with me today. As per our conversation, Portland's Zoning Board considers the above referenced property as a single unit property. Please confirm that between the County Assessor's Department and the Zoning Department- the property type classified by the Zoning Department is the more accurate assessment. I have confirmed with Jim Merrill, the Appraiser for the Assessor's Department that the structure is considered a one unit with an accessory unit. The classification of the two unit was only due to the third level space in the main structure, not the detached garage with carriage house. Also, as per your records, there has never been a permit requested by the owner of the above property to install a kitchen in the living quarters above the garage. The last permit applied for this property was in 2003 for an HVAC replacement in the basement of the main structure.

Please confirm this information as per our conversation. Attached is the letter from Mr. Merrill received today.

Thanks,

Ranju Rahil

Senior Portfolio Manager

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